

# \$780,000 - 860 Scimitar Bay Nw, Calgary

MLS® #A2211492

**\$780,000**

4 Bedroom, 3.00 Bathroom, 1,864 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

\*\*\* Price Reduced \*\*\* Step into the heart of Scenic Acres, a coveted neighbourhood in Calgary, Alberta, celebrated for its tranquil ambiance and closeness to nature. This stunning two-story family home with a HUGE backyard, nestled in an exclusive estate cul-de-sac, combines serenity and modern charm—a rare find indeed. Boasting 1,864 square feet, the property offers 4 spacious bedrooms and 2.5 updated bathrooms, making it perfect for a growing family. Pride of ownership shines through as original owners have lovingly maintained and upgraded the home to ensure comfort and elegance. The exterior features a new roof (2012), while the interior gleams with new hardwood floors throughout the entire house (2016). Every bathroom has been thoughtfully upgraded with a new bathtub, toilets, washbasin, wall and floor tiles, and fresh paint (2016). The kitchen has been completed with new granite countertops and backsplash (2016), pristine cabinets, and a spacious island. The adjoining nook leads to a sunny new back & front decks (2017), making it ideal for hosting gatherings or enjoying quiet mornings. Energy-efficient LED lighting (2016) enhances the ambiance throughout the house as well as a digital temperature controller (ECO Bee). Situated in a family-friendly community, the area provides access to schools, parks, green spaces, and a vibrant off-leash dog park with awe-inspiring views of the Rocky Mountains. Embrace the outdoors while living in a home that perfectly



blends comfort, style, and location. Homes like this are few and far between. Don't miss out—schedule your viewing today and make your dream a reality!

Built in 1996

### Essential Information

MLS® #	A2211492
Price	\$780,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,864
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	860 Scimitar Bay Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2B3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Standard

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot
Roof	Wood
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Canyon Creek
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